



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

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TO: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner *DJS for RJB*
Director

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10:
INCLUSIONARY HOUSING PROGRAM OF THE HOUSING ELEMENT
(AUGUST 5, 2008, ITEM #68)**

At the public hearing for the Los Angeles County Housing Element on August 5, 2008, the Board instructed the Department of Regional Planning (DRP) to initiate the required feasibility study for establishing an inclusionary housing program, and report back to the Board within a year.

Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Since August 2008, DRP has prepared a preliminary draft of the study, which includes an extensive literature review of research on inclusionary housing, and the results of a stakeholder survey. The preliminary draft also reflects outreach with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers. DRP also worked closely with the Community Development Commission (CDC) and the Housing Advisory Committee to identify key issues.

In *Palmer/Sixth Street Properties vs. City of Los Angeles* (2009), the California Court of Appeals found that mandatory affordability requirements for rental housing violate the Costa-Hawkins Act. DRP has been tracking the progress of SB 184 (Leno), which would authorize the County to adopt ordinances to establish inclusionary housing requirements as a condition of development, and provide more clarity for local jurisdictions implementing inclusionary housing programs. The intent of this legislation is to supersede the *Palmer* decision. The bill failed passage on the Senate Floor on June 2, 2011, by a vote of 17 to 18; however, the Senate may vote again on this bill in January 2012.

DRP staff will continue to track SB 184. In addition, we will continue to work with County Counsel and revise the preliminary draft report, as needed, to ensure consistency with the law.

DRP will provide a status report to the Board no later than July 2, 2012. If you have any questions regarding this study, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:JS:CC:AR

c: Chief Executive Office, Attn. Rita Robinson
County Counsel
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